



Zoning Administrator NOTICE OF DECISION

Date: October 19, 2011
Applicant: Broadway Palomar Investments, Extra Storage
Case No.: DRC 11-17
Site Address: 1483 Broadway, Chula Vista, Ca.
Project Planner: Richard Zumwalt, A.I.C.P.

Notice is hereby given that on October 19, 2011, the Zoning Administrator considered an Administrative Design Review application filed by Broadway Palomar Investments (Property Owner), requesting approval of a remodel of the Extra Storage office and managers' apartment building, located at 1483 Broadway in Chula Vista, Ca.

This application requests approval of a Design Review Permit to modify the exterior appearance of the existing 2-story, 720 sq. ft. manager's apartment unit and office building, and to re-design the landscaping along the street frontage. The project also includes 6 open parking spaces for customers and employees. The site is designated Mixed Use Residential by the General Plan, and is zoned CT-P (Commercial Thoroughfare, Precise Plan).

The Director of the Development Services Department has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project qualifies for a Class 1 Categorical Exemption pursuant to 15301 (Existing Facilities) of the State CEQA Guidelines. The proposed project consists of negligible or no expansion of an existing use. Thus, no further environmental review is necessary.

The Zoning Administrator, under the provisions of Chula Vista Municipal Code Section 19.14.582 G, and based on the applicable design guidelines of the Design Manual, has conditionally approved the Project as described in the Design Review plans dated September 6, 2011. The Zoning Administrator approved said request based upon the following findings of facts:

1. That the proposed development is consistent with the development regulations of the Chula Vista Municipal Code, and other applicable regulatory documents; and
2. The design features of the proposed development are consistent with, and are a cost effective method of satisfying, the City of Chula Vista Design Manual and Landscape Manual.

CONDITIONS OF APPROVAL

The following conditions of approval shall be satisfied by the Applicant and/or Property owner to the satisfaction of the Director of Development Services Department prior to the issuance of the building permit for the Project, unless otherwise specified in the conditions of approval:

DEVELOPMENT SERVICES DEPARTMENT:

Planning Division:

1. The Property Owner or authorized representative shall execute this document by making a true copy of this Notice of Decision and signing both this original notice and the copy on the lines provided below, said execution indicating that the Property Owner and the Applicant have each read, understood and agreed to the conditions and land use operation modifications contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document prior to submittal for building permits to the Development Services Department shall indicate the Property Owner's and Applicant's desire that the project, and the corresponding application for building permits and/or a business license, be held in abeyance without approval.

Signature of Property Owner

Date

Signature of Authorized Representative

Date

2. Prior to final inspection of the building permit, the applicant shall complete the following improvements to the site:
 - a. The entry key pad and entry gate shall be relocated as shown on the approved site plan.
 - b. The parking lot shall be re-striped as shown on the approved site plan.
 - c. Six parking spaces shall be labeled for customer/employee use only, and no vehicles, trailers or boats may be stored in these spaces.
 - d. The building façade remodel shall substantially conform to the approved building elevations and color and materials board.
3. This permit shall become void if not used or extended within three years of the effective date thereof in accordance with Section 19 14.600 of the Chula Vista Municipal Code. Failure to comply with the any conditions of approval shall cause this permit to be reviewed by the City for additional conditions or revocation.
4. Approval of this Project shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City Ordinances in effect at the time of building permit issuance or the approval of this Design Review Permit.
5. If any of the foregoing conditions fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so

implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted, deny, or further condition issuance of all future building permits, deny, revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted, institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. The applicant or a successor in interest gains no vested rights by the City's approval of this Design Review Permit.

6. Applicant and his/her successors in interest agree to defend, indemnify and hold harmless the City and its agents, officers and employees, from any claim, action or proceeding against the City, or its agents, officers or employees, to attack, set aside, void or annul any approval by the City, including approval by its Planning Commission, City Council or any approval by its agents, officers, or employees with regard to this Design Review Permit, provided the City promptly notifies the Applicant of any claim, action or proceeding and on the further condition that the City fully cooperates in the defense.

Land Development Division – Landscape Architecture:

7. A full landscape documentation package shall be prepared by a licensed landscape architect and submitted with the building permit submittal for review and approval. Plans shall comply with all the City Landscape Manual requirements. All sheets shall be stamped and wet signed by the Landscape Architect of Record. The detailed landscape plans shall substantially conform to the approved concept landscape plan. The existing plan proposes the rehabilitation of 1,120 square feet of landscape area. Therefore the landscape plans and landscape requirements are exempt from the City of Chula Vista's Landscape Water Conservation Ordinance.

Building Division:

The applicant shall submit an application for building permits and required fees to the satisfaction of the City Building Official per the following requirements:

8. The building permit plans shall comply with applicable codes and requirements, including but not limited to the 2010 California Building Code (CBC) and Ca. Handicapped Accessibility requirements, 2010 California Residential Code, 2010 California Mechanical Code, 2010 California Plumbing Code, 2010 California Electrical Code, 2010 California Fire Code, and 2008 California Energy Code, and 2010 California Green Building Standards, as amended and adopted by the State of California and City of Chula Vista.
9. The building permit plans must be designed by a State of California licensed architect or engineer, per Ca. Business and Professions Code 5536 1, 6735.


10. The building permit plans shall show compliance with 2010 Edition of the California Green Building Standards as amended and adopted by the City on plans and provide all applicable notes on plans.
 - a. The California Green Building Standards applies also to Tenant Improvement plans in the City of Chula Vista. Show full compliance.
 - b. Provide Cal Green Mandatory Measures and notes on plans.
 11. The Applicant shall submit a completed "San Diego Regional Hazardous Materials Questionnaire" with the building permit submittal. Approval of the County of San Diego Department of Environmental Health Hazardous Materials Division and Air Pollution Control District is also required.
 12. The Applicant shall provide structural calculation and plans by California licensed civil engineer on the building plans.
 13. The building permit plans shall include the following: " Note: I am the designer in responsible charge of this Tenant Improvement project. I have inspected the site/ premises and determined that it is in full compliance with current accessibility requirements"
- Signature _____ Date _____
14. The Applicant shall add the following note to the building plans: If the Building inspector determines noncompliance with any current accessibility provision of the law, he/she shall require submittal of complete and detailed plans to the Planning and Building Department for further review. Plans must clearly show all existing non-conforming conditions affected by the remodel (including site plan, floor plans, details, etc.) and proposed modifications of the deficiencies to meet current accessibility provisions.

FIRE DEPARTMENT:

The Applicant shall submit and obtain approval of building plans that comply with the 2010 Fire Code, and with the Fire Department conditions of approval listed below:

15. If there are any modifications to the sprinkler, or alarm system, a deferred submittal will be required, and submitted to the fire department for approval prior to any modifications.
16. The automatic gate shall be provided with an Opticom Detection System and a Knox Key Switch override to the satisfaction of the Fire Department. Provisions shall be taken to operate the gate upon the loss of power.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 19th day of October, 2011.



Mary Ladiana,
Zoning Administrator

cc RMI Architects, Attn: Rick Marrs, 8330 University Avenue, La Mesa, Ca. 91941
Miguel Tapia, Senior Planner
Lou El Khazen, Building Official

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